



THE
A-TEAM

**RE/MAX
FIRST**

271214 RANGE ROAD 13 Range, Airdrie T4B 0B8

MLS®#: **A2133652** Area: **Buffalo Rub** Listing Date: **05/22/24** List Price: **\$1,290,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **237,403 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,958**
 Low Sqft:
 Ttl Sqft: **1,958**

DOM

34
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **12**
 Garage Sz: **2**

Access:
 Lot Feat: **Dog Run Fenced In,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,Landscaped,Many Trees,Underground Sprinklers,Paved,Secluded,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Electric Gate,Gated,Heated Garage,Parking Pad,Paved,RV Access/Parking,Secured,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Fire Pit,Garden,Other,Private Entrance,Private Yard**

Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Oven,Electric Range,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Microwave,Trash Compactor**
 Int Feat: **Breakfast Bar,French Door,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Suspended Ceiling,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`10" x 11`3"
Living Room	Main	18`9" x 18`7"
5pc Ensuite bath	Main	20`7" x 8`10"
3pc Bathroom	Main	9`10" x 5`2"
Sunroom/Solarium	Main	25`0" x 13`7"
Bedroom	Basement	12`11" x 12`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`11" x 10`0"
Bedroom - Primary	Main	14`11" x 12`0"
Bedroom	Main	10`10" x 9`10"
Laundry	Main	9`10" x 7`8"
Game Room	Basement	26`6" x 16`10"
Bedroom	Basement	12`0" x 8`9"

3pc Bathroom
Kitchenette

Basement
Basement

11`5" x 5`0"
19`0" x 10`0"

Hobby Room

Basement

11`7" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RR-4

9211577

Remarks

Pub Rmks: **Welcome to your dream home nestled in the heart of the countryside, just 5 minutes from Airdrie. Here, serenity meets functionality in a well-maintained property that blends privacy, convenience, and modern amenities perfectly. Imagine waking up to the sounds of nature with the flexibility to indulge your agricultural passions—whether it's keeping a couple of horses or raising chickens. This fully fenced property features three separate yards and a dedicated dog run, making it an ideal haven for animal lovers. Accessing your 5.46-acre slice of paradise is a breeze through oversized gates. Enjoy the added seclusion provided by privacy screening around the backyard. The landscape is adorned with mature trees, professionally maintained and partially irrigated, ensuring lush trees all summer long. Recent upgrades include a newer roof and stucco from 2014, along with a fully renovated exterior front that boasts new siding, a stone façade by the garage, a welcoming front porch with new railings, and new back deck stairs. The driveway, freshly resealed in 2022, adds a touch of elegance and durability. For the green thumb, this property is a gardener's paradise. Two large veggie gardens, multiple garden beds, a firepit, and a small pond with a recirculating stream offer endless opportunities for outdoor enjoyment. And with ample room for RV storage, you'll never run out of space for your toys and tools. The utilities are top-notch: the water well has been tested, and the home boasts two new hot water tanks, a new filtration system, and a new pressure system. The new electrical panel, energy-efficient pot lights, and outlets were all installed by a licensed electrician. Plus, the property is wired for hot tub installation with a separate panel ready to go. Inside, all Poly-B water lines have been replaced, and air conditioning keeps the home comfortable on hot days. The basement has been completely remodeled, featuring a new gas fireplace to keep it cozy on cold days. The insulated sunroom, equipped with its own furnace, offers a perfect spot for year-round relaxation. Step outside to the back deck, where a gas line connection awaits your BBQ, and a covered gazebo with glass railings provides a stylish space for entertaining or unwinding. The backyard gazebo has been restructured and includes a cement pad ready for a hot tub, with all the necessary electrical work already permitted and completed. The kitchen is a chef's delight, featuring granite countertops. The main floor laundry room adds to the home's convenience. Recent updates include all new windows and a front door upstairs, replaced between 2021 and 2022, and skylights replaced in 2022. The basement windows also feature newer inserts. A large heated two-car garage provides ample space for parking and storage. This property isn't just a house; it's a lifestyle. Enjoy the peace and tranquility of rural living with all the modern conveniences you need.**

Inclusions: **Carpets in basement and stairs**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











